

The Mill

WATERSIDE VILLAGE



LOUGHBOROUGH





A TRULY UNIQUE
Waterside living
EXPERIENCE



A PRESTIGIOUS COLLECTION OF

*76 luxury
1+2 bed apartments*

WATERSIDE LIVING | RESIDENT'S GYM &
COMMUNAL OFFICES | PARKING



A building steeped in heritage

Established in 1797, Morley, a true colossus of world manufacturing, built the original mill site in 1890. This historic former hosiery mill was part of a textile and distribution empire that by 1907 was selling 36% of all hosiery and knitwear products sold in the UK. They also employed almost a quarter of the industry's employees by that time.

A corner stone of Loughborough's industrial heritage, this iconic building is being redeveloped by Solus Homes to provide unique and stylish high-quality apartments. The Mill is set to become the heartbeat of a new vibrant village community offering the ultimate waterside living lifestyle.



A place to Live, Work + Play



The development

The Mill represents an exciting opportunity to live in the heart of Loughborough's new Waterside Village.

Canal views are set to take centre stage at Waterside Village, which will include three new residential developments, including The Mill.

The Mill is the result of a dynamic design project, which has seen the restoration of a Victorian hosiery mill. It offers buyers a unique opportunity to enjoy the best of both worlds, with the preservation of the mill's heritage elements, such as exposed brickwork and high ceilings, sitting perfectly alongside the new, modern features inside the 76, high-quality, 1 and 2 bed apartments, which all come with a 10-year LABC warranty.

Residents can enjoy waterside living at its best, with free access to the Mill's gymnasium, communal office space and concierge service. Each apartment comes with two car spaces and The Mill offers easy access to Loughborough's town centre and train station.

As well as the superb living spaces, The Mill offers residents a truly relaxing waterside lifestyle. Private canal-side garden areas provide opportunities for communal gatherings, such as barbecues, or to sit, chat, unwind and watch the world go by.

Residents also benefit from direct access to canal moorings, making Waterside Village a truly unique place to call home.



A Grand Entrance

Wrapped around an iconic chimney stack, The Mill's lobby is bursting with industrial character, setting the tone for the rest of the building with its double-height atrium space, featuring original brickwork and exposed steel.

You'll find a concierge on-hand daily, and comfortable seating areas, to meet, greet or relax...



Gymnasium

Located on the first floor within the original mill building, all residents have free access to their own fully-equipped gym facility, using the very latest Technogym equipment to cater for all levels of fitness.



Office Space

The communal workspace offers a quiet spot to focus, with a mix of individual and shared desk space. Residents also have free access to a dedicated meeting / conference room and shared kitchen facilities.



Stylish 1 and 2 Bed Apartments

Designed with a cool simplicity and bursting with character, each apartment features an eclectic mix of carefully curated textures and materials, stylishly mixing old with new. Exposed brickwork walls, with tall ceilings featuring original beams and columns, pay homage to The Mill's industrial past. This has been combined with bespoke kitchen design and high quality finishes throughout. Each apartment also has its own balcony and allocated parking space(s).





High quality finishes

INTERNAL DOORS / WINDOWS

Bespoke four-panel timber doors throughout.
High-quality antique brass ironmongery.

EXTERNAL DOORS / WINDOWS

Aluminum bi-fold / French doors to sit-out balconies / Aluminium windows

LIGHTING & ELECTRICAL

Feature track lighting to kitchen areas.
LED downlights to kitchen units.
LED downlights to entrance hall and bathrooms.
industrial look pendant lighting to living / bedroom areas included.
Sockets and lighting switch plates finished in chrome.
Data and TV points in all living rooms and master bedrooms.
All apartments wired for SKY Q
BT to all living areas.

HEATING AND COOLING

Underfloor heating throughout all apartments, complete with individual room control.

SECURITY

CCTV monitoring to all external areas, gym and office.
Access control to all building entrances.
Intruder alarm to ground floor apartments only.

BATHROOM AND EN-SUITE

Ceramic designer floor tiles.
White ceramic brick tiles to wall & shower areas.
White enamel basin with wall-hung vanity unit.
Chrome mixer taps.
Chrome wall-mounted shower.
Close coupled WC with soft-close seat and dual-flush plate.
White enamel top mounted bath.
Anthracite towel rail with heated wall panel.
Chrome shower door.

FLOORS

Luxury vinyl acoustic wood-effect flooring to hallway, living room, kitchen and bedrooms.

RESIDENTS' AMENITIES

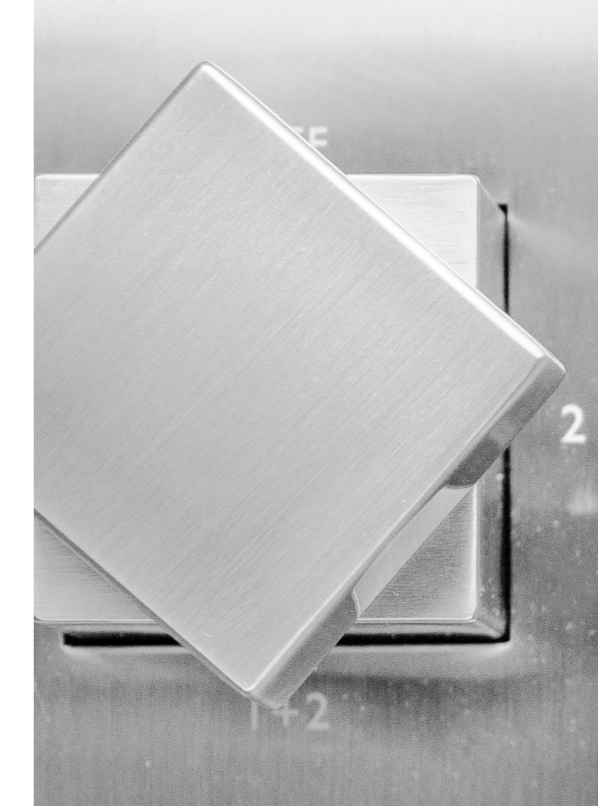
Daily concierge service on-hand for all residents.
Residents have free access to:

- Resident's gym.
- Hot-desk office area and meeting room.
- Communal canal-side garden and canal boat moorings.
- Communal lobby meeting area.

KITCHEN SPECIFICATION

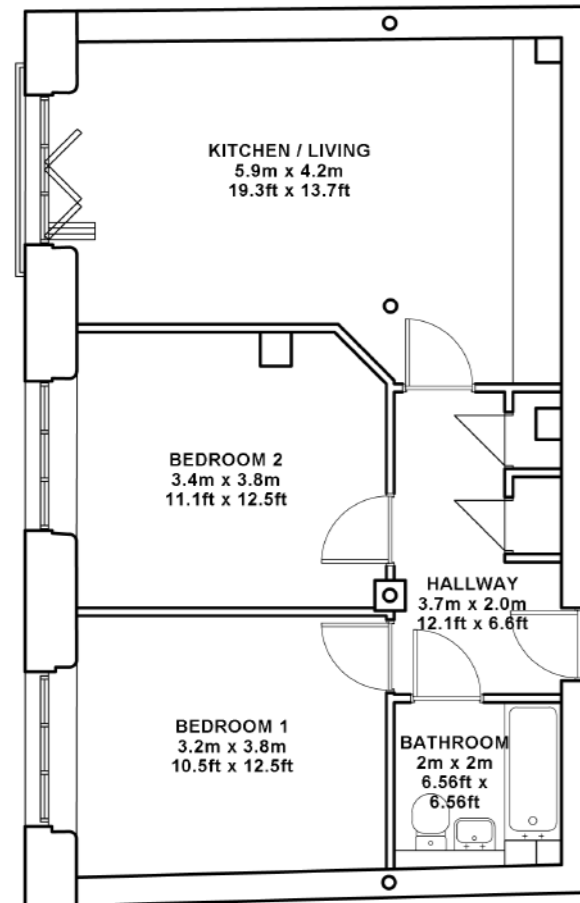
Bespoke Anthracite Italian designer kitchen, wall units with concealed LED lighting below bespoke composite worktop.
Inset granite sink with single lever mixer tap.
Ceramic brick-tiled splash back.
Gorenje multi-function double electric oven
Gorenje induction hob
Gorenje integrated fridge/freezer
Gorenje integrated dishwasher
Indesit integrated washer/dryer

SOLUS HOMES RESERVES THE RIGHT TO CHANGE SPECIFICATIONS WHERE NECESSARY



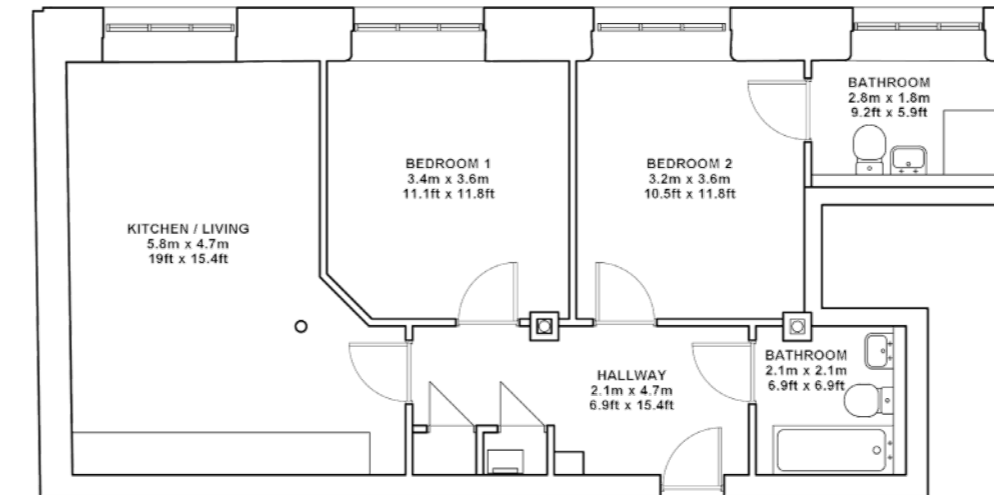
Apartment Type 5

Area 598-686sqft | 2 Bedrooms, 1 Bathroom
open plan living/kitchen area | Juliette balcony | exposed brickwork walls with original beams & columns (ask for details*) | 2 Allocated Parking spaces



Apartment Type 6

Area 691-748sqft | 2 Bedrooms, 2 Bathrooms
open plan living/kitchen area | Juliette balcony | exposed brickwork walls with original beams & columns (ask for details*) | 2 Allocated Parking spaces

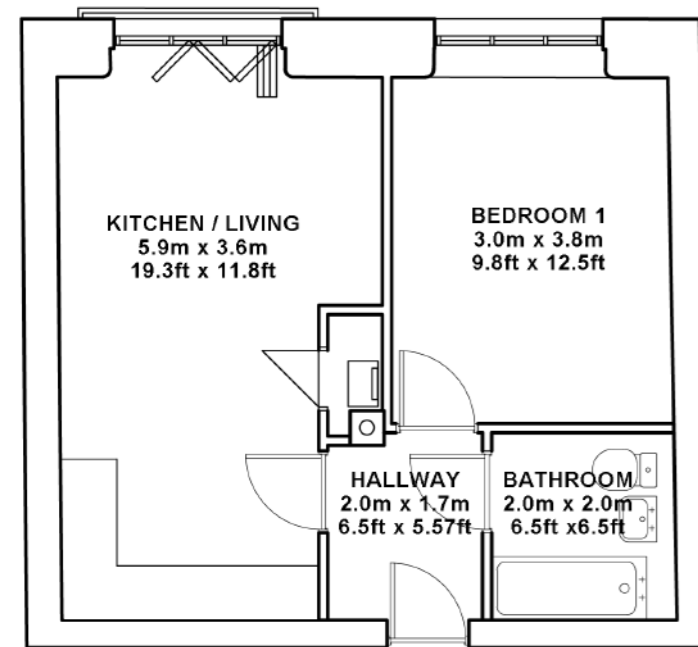


* Exposed brickwork & columns does not apply to the 4th & 5th Floor

Apartment Type 7

Area 430sqft | 1 Bedroom, 1 Bathroom

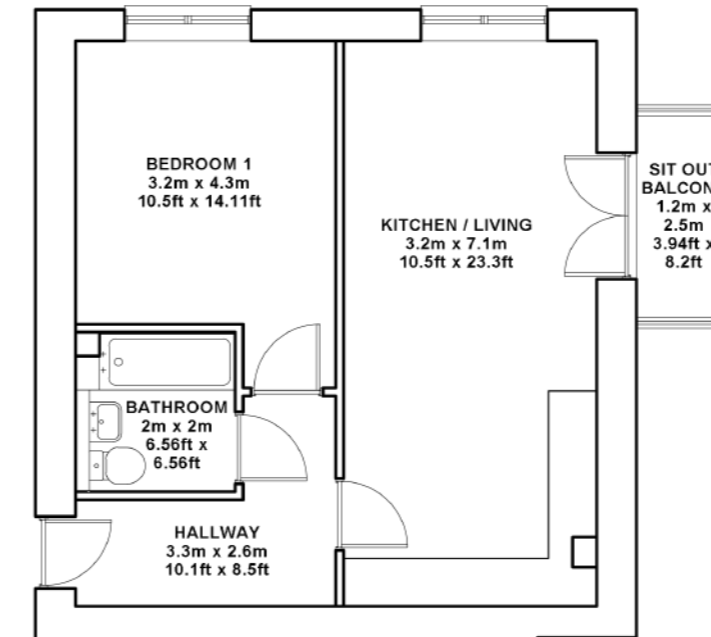
open plan living/kitchen area | Juliette balcony | exposed brickwork walls (ask for details*) | 1 Allocated Parking space



Apartment Type 8

Area 538sqft | 1 Bedroom, 1 Bathroom

open plan living/kitchen area | sit-out balcony | exposed brickwork walls (ask for details*) | 1 Allocated Parking space

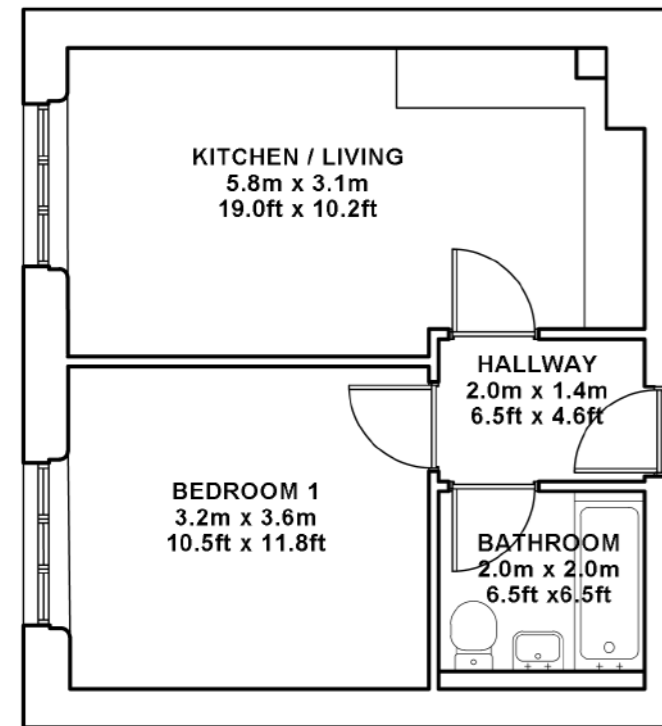


* Exposed brickwork & columns does not apply to the 4th & 5th Floor

Apartment Type 9

Area 369-413sqft | 1 Bedroom, 1 Bathroom

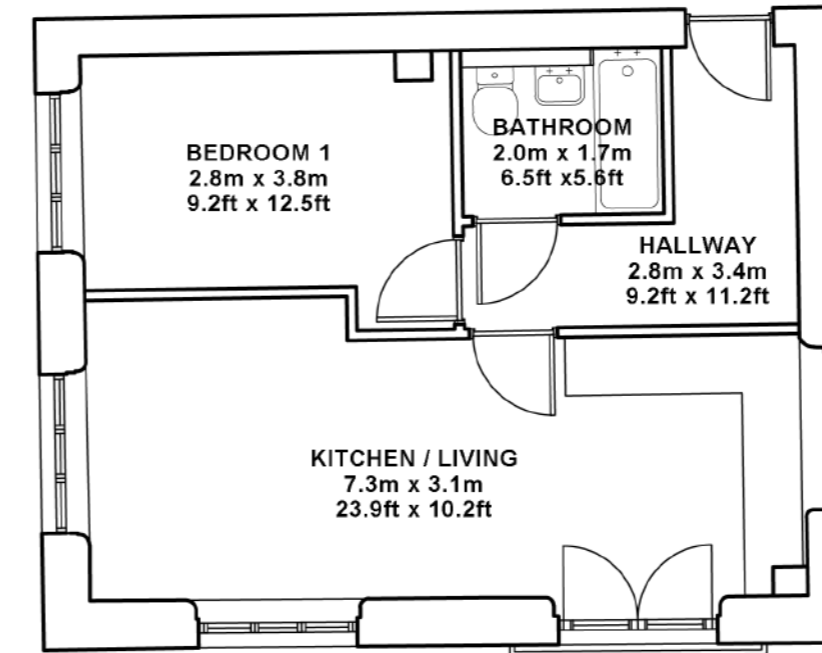
open plan living/kitchen area | Juliette balcony | exposed brickwork walls with original beams (ask for details*) | 1 Allocated Parking space



Apartment Type 10

Area 441-542sqft | 1 Bedroom, 1 Bathroom

open plan living/kitchen area | Juliette balcony | exposed brickwork walls with original beams (ask for details*) | 1 Allocated Parking space



* Exposed brickwork & columns does not apply to the 4th & 5th Floor



Loughborough

The market town of Loughborough is situated in the heart of central England. As well as having easy access to the beautiful surrounding countryside, such as Charnwood Forest, it is also well connected to many other places, including Leicester, Nottingham and Derby. Loughborough's close proximity to the M1 opens up additional destinations and international travel is also well catered for, with East Midlands Airport only 15 minutes away.

Loughborough's bustling town centre provides residents with a fantastic range of facilities within walking distance, including shops, restaurants, bars and cinema.



		
Loughborough	5mins	Leicester railway station 10 mins
Leicester city centre	22 mins	Nottingham station 9 mins
Nottingham city centre	29 mins	Derby railway station 22 mins
Derby city centre	29 mins	Birmingham new street 1hr 11mins
East Midlands airport	17 mins	London St Pancras International 1hr 20mins
Birmingham	1hr 3 mins	Manchester Piccadilly 2hr 17mins
Manchester	2hr 20 mins	
London	3hr 5 mins	



The Village

The Mill is one of three residential developments to sit within Waterside Village, alongside The Gate and The Wharf, two further apartment buildings, coming soon in phase 2.

A vibrant, dynamic complex, this unique development is designed to become the new gateway hub into Loughborough. Waterside Village offers residents their own urban play area, with a food retail store, coffee shop, restaurant and canal-side garden area, all within walking distance of the facilities of Loughborough town centre, making it the perfect place to set up home and enjoy life to the full.





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ENQUIRIES
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